

**TOWN OF NORTHFIELD
PLANNING BOARD
MAY 1, 2017
MINUTES**

Members Present: Jason Durgin, Doug Read, Laurie Hill, Mike Murphy, Glenn Brown, Wayne Crowley

Continued discussion of proposed rezoning to create Zone #5 in the town of Northfield: The Chair recognized Tom Sahrman, representing Spaulding Youth Center. Tom presented a packet of development concept plans for the Spaulding Youth Center development proposal. Concept #1 showed changes to the internal road proposal, including the addition of 100 feet of buffer around the cul-de-sac at the top of the hill and the designation of the Shedd Road access as 'emergency only'. Concept #2 showed a different configuration of buildings. Other handouts detailed proposed water, sewer and natural gas infrastructure. Sewer service will be provided by drilling under the river from the low point of the property to the interceptor at a point close to the McDonalds in Tilton. Responsibility for maintaining this line is to be determined. Glen Brown noted that the Winnepesaukee River Basin Advisory Committee is scheduled to meet this week; he recommended that Tom touch base with this group. Tom responded that he is working with Sharon McMillan on this. The proposed water line is a closed loop serving both the medical park development and the Spaulding campus. The plan includes a water tower at the top of the hill. The system would connect with the existing system on Rt. 140 and on Bay Street.

The proposed natural gas line would mirror the water line. Tom noted that this is not shown on the plans just presented.

Tom Sahrman reviewed a memorandum from Robert Bollinger of NHDOT concerning traffic studies and access. It is agreed by all parties that the medical park will not be accessible from Shedd Road except for emergency access only. Additional traffic counts will be conducted in late May and early June. Board members inquired about the loop road/Blueberry Lane connection. Doug Read noted that TNFD does not like dead end roads, if it were blocked the connection shouldn't be a problem. Tom confirmed that the only way to access the medical park is from Rt. 140, over a road tentatively called 'Medical Park Drive'. Laurie Hill noted that as Spaulding Youth Center expands then traffic on Bay Hill Road will increase.

Tom confirmed that Spaulding has discussed the matter with Lakes Region General Hospital, Concord Hospital, Dartmouth Medical Center and New London Hospital. The wetlands survey for the property is scheduled for May 3rd. Markers are already up and Board members are invited to view them. The current plans call for parking and trail access as extensive as possible. In addition, they are exploring creation of a connection between this property and the existing Smart Conservation Area. Tom identified the two primary areas of focus at this point are the sewer study and the traffic study.

Board members asked about the status of Medical Park Drive. Tom responded that they are looking toward the town for guidance with this. If the town does want to take it over Spaulding will ensure that it is a 'first class road'.

Board members discussed height regulations. Tom noted that he believes state limits hospitals to 4 stories.

The Chair opened the matter for public comments.

Eric Faller noted that he is opposed to the project; he is an abutter and moved to Northfield because it is a rural town, now he is faced with years of construction abutting his property.

Greg Hill inquired as to fiber optic lines to the new facility. Tom responded that he does not believe Nobis has looked into this yet. Doug Read noted that there is a fiber backbone in the I-93 corridor. Greg said that Spaulding should be required to bring fiber optic cables to Northfield as a condition of this project.

Chris Hunt expressed concern that the development will be mostly tax exempt businesses and infrastructure, that it is the intent of Spaulding Youth Center to expand properties that are exempt from taxation. The result will be additional demands on public services with no tax revenues to support the increased costs. Chris maintains that in recent years the town has lost 33% of its assessed valuation. He recommends that the new District limit tax-exempt development to 10% of the new construction.

There being no other comments the public comments section of the meeting was closed.

Tom noted that the buildings will not be owned by Spaulding and will not be tax exempt. The plan is that the property owners will not be tax exempt. He represented that the owners would pay a commercial/industrial property tax rate.

Workshop – Possible zoning change of Tax map R5 Lot 35-01 (56.8 acres) and Tax Map U02 Lot 01 (84 acres). Board members reviewed the request of Ken Partridge that the parcels be rezoned from Commercial/Industrial to R2 and Conservation, examining the zoning map to determine impact on individual parcels in the area. Preliminary response is to establish an R1 zone extending 500 feet from Cross Mill Road, the westerly class V portion of Scribner and the Class VI portion of Scribner up to the point of the Northfield Commons boundary, then north to the railroad tracks. All remaining land and land between the railroad tracks and the river would be zoned conservation. It was noted that 11 lots would change from commercial/industrial to R1 under this proposal.

Chris Hunt noted the need for affordable housing and recommended that the area be zoned for light commercial and R2, utilizing river setbacks to protect that area.

Minutes: Murphy/Crowley moved to accept the minutes of the meeting of April 3, 2017 as presented. Motion passed.

Other Business: It was noted that a resident on Vine Street has installed a large K1 tank from which he could be dispensing fuel without any containment area. Concern was expressed that this might be in a groundwater protection district. Also, it was noted that Rowell's has started providing new services, including HVAC, electrical, and plumbing work. Concerns were raised

that they may be servicing automobile AC units on site, which would be a violation of their permit and that they may need to file for a change of use. Jason Durgin will follow up on both items as Code Enforcement Officer.

There being no other business the meeting was adjourned at 9:02pm

Minutes approved on June 5th, 2017